



158 Moorside Drive, Carlisle – CA1 3UE
£154 pw

PFK

158 Moorside Drive

Carlisle

RENT TO BUY – Eligibility Criteria Apply

An excellent opportunity to rent with the option to purchase in the future through the Government-backed **Rent to Buy** scheme. Situated on the sought-after **Moorside Place** development in Carlisle, this attractive three-bedroom detached new-build home offers modern, well-planned accommodation, ideal for those looking to take their first steps onto the property ladder.

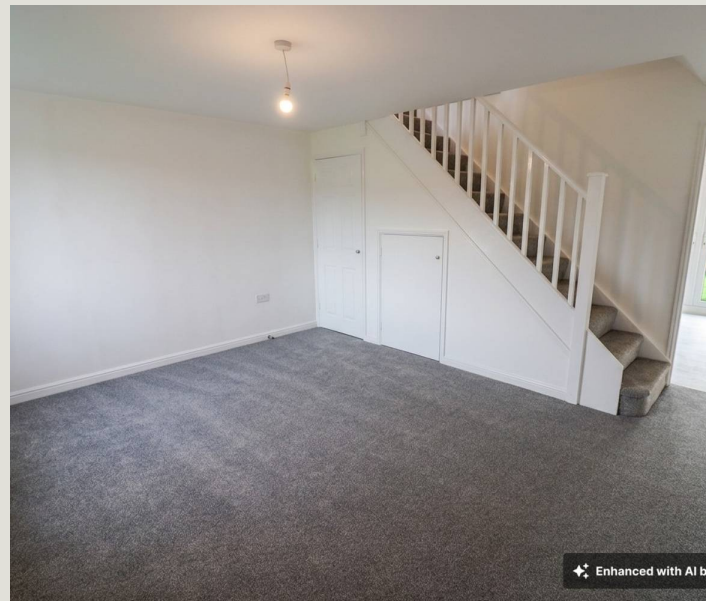
The accommodation comprises a welcoming living room, a contemporary dining kitchen with doors opening onto the rear garden, a useful ground floor cloakroom, three well-proportioned bedrooms and a stylish family bathroom fitted with a shower over the bath.

Externally, the property benefits from a lawned front garden, driveway parking for two vehicles, an attached garage and an enclosed rear garden, predominantly laid to lawn, providing an excellent outdoor space to enjoy.

Available to qualifying applicants at a discounted rent, this is a fantastic opportunity to secure a modern family home whilst working towards home ownership through the Government-backed Rent to Buy scheme.

PLEASE NOTE – you will have from the start of the tenancy until the 9th January 2029 to save for a deposit and in turn, commence with the purchase of 158 Moorside Drive.

- RENT TO BUY SCHEME
- ELIGIBILITY CRITERIA APPLIES
- Constructed in 2023





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158 Moorside Drive

Carlisle

Moorside Drive is a great choice for families, well placed in a popular residential location to the south of the city of Carlisle. It has excellent road links and easy access to the M6, plus it is handily placed for public transport services into the city. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- RENT TO BUY SCHEME
- ELIGIBILITY CRITERIA APPLIES
- Constructed in 2023
- Three bed, detached property
- Gardens, garage and driveway parking
- Tenure - Understood to be Freehold
- Council Tax Band - C
- EPC Rating - B



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RENT TO BUY SCHEME

Rent to Buy is a government backed scheme which allows working households to rent a home at a reduced rent (known as an Intermediate Rent), providing the tenants with the opportunity to save for a deposit and proceed with purchasing their home. Intermediate Rents are offered at a value above social rent but below market levels.

CASTLES & COASTS HOUSING ASSOCIATION

Castles & Coasts is a registered provider subject to the Regulator of Social Housing's Regulatory Standards and will manage any Rent to Buy tenancies until the point at which the property is purchased. To be eligible for Rent to Buy, you must fulfil the following criteria:

- Be a working household, intending to buy your own main and principal home and over a two-year period, be able to save the required deposit for you to buy the property with a mortgage. The maximum occupancy for this property is four persons.
- You must also be a first-time buyer or be returning to the market following the end of a relationship.

Rent to Buy homes are not subject to local authority nominations although housing associations may choose to work with the local authority to identify potential tenants. We also welcome applications from those currently in private rented accommodation.

ACCOMMODATION

Entrance Hall

Accessed via composite front entrance door with double glazed insert.

Cloakroom/WC

Lounge

14' 6" x 11' 8" (4.43m x 3.56m)

With built in under stairs storage cupboard and stairs to first floor accommodation.

Dining Kitchen

14' 6" x 9' 7" (4.42m x 2.91m)

With uPVC patio doors to the enclosed, rear garden.



FIRST FLOOR

Landing

With access to loft space (via hatch).

Bedroom 1

12' 10" x 8' 2" (3.91m x 2.48m)

Bedroom 2

11' 3" x 8' 2" (3.42m x 2.48m)

Bedroom 3

8' 0" x 6' 2" (2.44m x 1.87m)

Bathroom

Fitted with three piece suite comprising bath with mains powered shower over and handheld shower attachment, WC and wash hand basin.

Driveway

2 Parking Spaces

There is parking for two cars on the driveway at the front of the property which leads to an attached garage – with up and over door, power and light.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

158 Moorside Drive can be located with the postcode CA1 3TE, alternatively by using What3Words ///chops.vibrate.basin

Management, Terms & Conditions

Management – This property is NOT managed by PFK. PFK are the advertising agents for 158 Moorside Drive. Terms & Conditions – These will be provided by Castles & Coasts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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